



Preservation Commissioner Training

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Presentation Handout

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Welcome

to the Montana Certified Local Government
Preservation Commissioner Training Program

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CLG Definitions

Certified Local Government (CLG)	A local government whose local historic preservation program has been certified by SHPO and National Park Service. It is the local government, and not the Commission, that is certified. 36 CFR 61.
Certification agreement	The document signed by the chief elected official and the State Historic Preservation Officer that specifies the responsibilities agreed to as a condition of being a Certified Local Government.
CLG Jurisdiction	The legal and geographic boundaries of the local government. Because city and county jurisdictions are separate, city and county certified local governments must be established separately also. However, city and county certified local governments may cooperate and share purposes, subgrant agreements, reporting forms, preservation Commissioners, and local Historic Preservation Officer.
Chief elected official	The elected head of a local government. This official, according to federal statute, is the CLG program's official contact. This official must sign all programmatic subgrant agreements and other documents. If the local government grants signatory authority to another, such as an administrative manager, both should sign subgrant agreements and both should be kept informed.
Commission	A historic preservation commission, board, council, or similar collegial body that is established by local legislation, composed of professionals and persons appointed as specified in the local legislation that perform the duties and responsibilities outlined in the legislation.
Commission members	Duly appointed persons who demonstrated special interest, experience, or knowledge in history, architecture, or preservation-related disciplines. Commissioners are responsible to the SHPO only as representatives of the local government.
Commission professionals	Professionals in the disciplines of architecture, history, architectural history, planning, prehistoric and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture, or related disciplines.
Consulting party	An individual or entity providing professional advise, expertise, demonstrated interest, or legal or economic relationship to a matter. Under the provisions of 36 CFR 800, federal agencies are required to seek and consider the views of state agencies, other federal agencies, Tribal Historic Preservation Offices, local and certified local governments, local preservation groups, other interested parties, and the public in their consultation regarding information needs and possible effects to historic properties.

Designation	The identification and registration of properties for protection that meet criteria established by the National Register, state, or the locality for significant historic and prehistoric resources within the jurisdiction of a local government. Designation must be consistent with the Secretary of the Interior's Standards for Identification and Registration.
Direct costs	Any cost that can be specifically identified with a particular preservation project or program. Direct costs include, but are not limited to, salaries, travel, equipment, and supplies directly benefiting a particular preservation project or activity.
Historic preservation	Includes identification, evaluation, recordation, documentation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, research, interpretation, conservation, and education and training regarding these activities or any combination.
Historic Preservation Fund (HPF)	Monies appropriated to fund matching grants-in-aid program to State and Tribal Historic Preservation Offices for carrying out the purposes of the National Historic Preservation Act, as amended (16 USC 470 et seq.). By law, a minimum ten percent (10%) of each state's allocation must be subgranted to the certified local government program.
Historic property	Any prehistoric or historic district, site, landscape, building, structure, object, or traditional cultural property included in, or eligible for, inclusion in the National Register, including artifacts, records, and material remains related to such a property or resource.
Indirect cost	Any cost incurred for common or joint objectives, and which therefore cannot be identified specifically with a particular project or program without effort disproportionate to the results achieved.
In-kind contributions	The value of non-cash contributions provided by the subgrantee or non-federal third parties. In-kind contributions may consist of charges for nonexpendable personal property, and the value of goods and services directly benefiting and specifically identifiable to the preservation grant program.
Integrity	The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's significant historic or prehistoric period. Integrity is based on seven aspects of originality: location, design, setting, materials, workmanship, feeling, and association.
Local Historic Preservation Officer	The local Historic Preservation Officer (HPO) coordinates local historic preservation programs, helps in the development of local surveys, projects and historic preservation planning documents, advises and provides assistance to the local historic preservation Commission, government agencies and the public, and ensures to the extent practicable, that the duties and responsibilities delegated by local ordinance are carried out.
Local legislation	An ordinance, resolution, or other legal instrument to meet the requirements of the certified local government program.

Local government	Any general purpose political subdivision of the state, such as an incorporated city, town, county, or planning district.
Matching share	The portion of total project or program costs not borne by the federal government and that is supplied by the subgrantee or other nonfederal third parties in cash, in-kind, or in services contributed. Also called “nonfederal share” or “cost sharing.”
Monitoring	A performance process where programmatic and grant management aspects are reviewed via reports, audits, site visits, and other sources. The State Historic Preservation Office monitors the certified local government program.
National Historic Preservation Act	A federal law that established the certified local government program, National Register of Historic Places, and a process requiring federal agencies to consider the effects of their undertakings on National Register properties, and it encourages preservation on state and private lands, National Historic Preservation Act, as amended (16 USC 470 et seq.).
National Register of Historic Places	The national list of districts, sites, buildings, structures, and objects significant in American history, architecture, landscape, archeology, engineering, or culture, maintained by the Keeper of the National Register at the National Park Service in the Department of the Interior. 36 CFR 60.
National Register criteria	The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places. Criterion A.) the property is associated with events that have made a significant contribution to the broad patterns of our history. Criterion B.) the property is associated with the lives of persons significant in our past. Criterion C.) the property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. Criterion D.) the property has yielded, or is likely to yield, information important in prehistory or history.
National Trust for Historic Preservation	The nationwide private, nonprofit organization chartered by legislation approved by Congress on October 26, 1949, with the responsibility of encouraging public participation in preservation.
Nomination	A form accompanied by maps and photographs that adequately documents an individual property or district and is technically and professionally correct and sufficient. To nominate is to propose that a district, site, building, structure, or object be listed in the National Register of Historic Places or, where a private owner or majority of owners object to listing, that property be determined eligible by the Keeper of the National Register.
Protection	The application of measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss, or attack or to cover or shield the property from danger or injury. Also, protection means a local review process under state or local law for proposed any demolition of, changes too, or other action that may affect historic properties listed in the National Register or an established local register.

Public participation	The active involvement of a wide range of public, private, and professional organizations and individuals. In Montana, public participation is mandated under MCA 2-3-101 et seq.
Registered historic district	Any significant historic district that is listed in, and meets the criteria for, the National Register of Historic Places or an established local register.
§ 106 Review and compliance	The federally mandated state review of an undertaking's affect on historic properties, as specified under Section 106 of the National Historic Preservation Act, as amended (16 USC 470 et seq.). If agreed upon by the SHPO and the certified local government, this responsibility may be delegated in part or whole to the certified local government.
SHPO	State Historic Preservation Office or the Montana State Historic Preservation Officer. "SHPO" is used interchangeably throughout this manual to refer to the state level organization and designated officer that oversees the state preservation programs.
SOI Standards	Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation which provide technical information and guidance about historic preservation activities and methods. The subjects include: Preservation Planning, Identification, Evaluation, Registration, Historic Research and Documentation, Architectural and Engineering Documentation, Archeological Documentation, Treatment of Historic Properties (Restoration, Rehabilitation, Stabilization, and Reconstruction), Professional Qualifications, and Preservation Terminology.
Subgrant	A pass-through award of financial assistance from the federal government, under the National Historic Preservation Act, as amended (16 USC 470 et seq.) through SHPO to a certified local government to carry out specific objectives for a specified period of time consistent with the terms of a subgrant agreement.
Subgrant agreement	The written contractual agreement and any subsequently approved amendments between SHPO and a certified local government (subgrantee) in which the terms and conditions governing the grant award are stated and agreed to by both parties, and that documents the obligations of the funds.
Undertaking (federal undertaking)	A project, activity, or program funded in whole, or in part, under the direct or indirect jurisdiction of a federal agency, including those carried out by or on behalf of the agency; those carried out with federal financial assistance; and those requiring a federal permit, license, or approval.

Why Preserve?

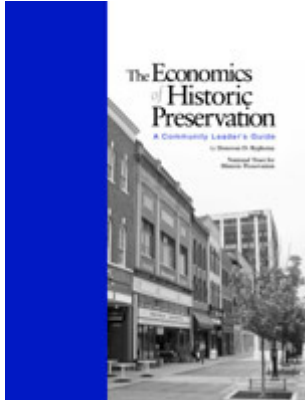
Communities should be shaped by choice, not chance . . . The historic preservationist advocates the retention of places that unify and give meaning to a community.

-- Constance E. Beaumont, *Smart States, Better Communities*

- \$ Rehabilitation creates new jobs during construction and later in new offices, shops, restaurants, and tourism activities.
- \$ Revitalized buildings and historic districts attract new businesses, tourists, and visitors, stimulating retail sales and increasing sales tax revenue.
- Historic buildings often reflect the image of high-quality goods and services, small-town intimacy, reliability, stability, and personal attention.
- Historic buildings create a sense of place, a recognized ingredient in a high quality of life.
- Rehabilitation is environmentally responsible as it conserves more than it consumes or tosses in the landfill.
- \$ Federal and state tax advantages are available for rehabilitation.
- \$ Less energy is required to rehabilitate existing buildings than to demolish and replace them with comparable new construction.
- \$ Reusing old buildings saves demolition costs.
- \$ Rehabilitation is labor intensive and thus is not as influenced by rising costs of materials as new construction.
- \$ Rehabilitation often uses local labor, keeping salary dollars in the community longer.
- \$ Rehabilitation may require less time than new construction and can take place in stages.
- \$ Old buildings often can be acquired for low prices.
- \$ Tax dollars are saved through reuse of buildings served by in-place public utilities, transportation, and other public services.
- \$ Historic district designation does not lower property values.
- \$ Property values may increase with historic designation, particularly in revitalized areas.
- \$ Rehabilitated buildings returned to the tax rolls raise property tax revenues.
- \$ Historic district designation often stimulates private investment.
- \$ Rehabilitated buildings may command higher rental and sales prices because of their prestige value.
- \$ Retaining an existing building saves the need to purchase high-cost urban land.
- Community awareness and recognition of local heritage and historic architecture.
- Historic building stock is the key to Main Street efforts and downtown revitalization.

Compiled by Rolene R. Schliesman, MT DSHPO, 2007.

Excerpts from:



The Economics of Historic Preservation: A Community Leader's Guide

by Donovan D. Rypkema

Historic preservation creates more jobs than the same amount of new construction.

Historic preservation is extremely labor intensive. As a rough rule of thumb, half of new construction expenditures go for labor and half for materials. In a typical historic rehabilitation project, between 60 and 70 percent of the total cost goes toward labor. This has a very practical effect on the local economy. Labor – carpenters, electricians, plumbers, sheet metal workers, painters – is nearly always hired locally. And those individuals, in turn, spend their wages locally – at the barbershop, the restaurant, the auto dealer, and at the county courthouse where they pay their taxes. Materials for new construction, on the other hand, often have to be purchased elsewhere, thus making a more limited impact on the local economy.

On average, labor dollars roll over six times in the community while construction material dollars roll over only once.¹

The U.S. Department of Commerce measures the impact of production within a given industry three ways: the number of jobs created, the increase in local household income, and the impact on all other industries. In state after state, building rehabilitation outperforms new construction on each of those measurements.

Suppose a community is choosing between spending \$1,000,000 in new construction and spending \$1,000,000 in rehabilitation. What would the differences be?

- \$120,000 more dollars will initially stay in the community with rehabilitation than with new construction.
- Five to nine more construction jobs will be created with rehabilitation than with new construction.
- 4.7 more new jobs will be created elsewhere in the community with rehabilitation than with new construction.

¹ Quote by Donovan Rypkema on HGTV's Restoring America with Bob Vila, 2000.

- Household incomes in the community will increase \$107,000 more with rehabilitation than with new construction.
- Retail sales in the community will increase \$142,000 as a result of that \$1,000,000 of rehabilitation expenditure – \$34,000 more than with \$1,000,000 of new construction
- Real estate companies, lending institutions, personal service vendors, and eating and drinking establishments will all receive more monetary benefit from \$1,000,000 in rehabilitation than from \$1,000,000 of new construction.

The life expectancy of rehabilitated historic buildings may well be longer than that of new structures.

Sometimes opposition to preservation initiatives takes on a comic character. Alternate proposals are being presented to the city council (or county commission, or state legislature, or school board). One alternative is to construct a new building, the other is to rehabilitate the existing structure. One council member will say, “Yes, but 30 or 40 years from now we’ll still have that old building and we will just have to renovate it all over again.” Well, that member is right, of course, you probably will. The nature of buildings as an asset is that they require periodic reinvestment. But what about the alternative? Increasingly today, public officials are facing the difficult and expensive decision to raze buildings built 30 or 40 years ago because insufficient quality remains to justify their rehabilitation. Historic preservation gives new life to buildings, often a longer life expectancy than building a new structure.

Life expectancies of many contemporary buildings are 30 or 40 years, considerably less than the life expectancy for the average restored or rehabilitated building.²

Downtown in general and historic buildings in particular provide excellent locations for start-up small businesses.

Study after study over the last 15 years have demonstrated that the vast majority of new jobs created in this country are started by small businesses, those employing fewer than 20 people. And contrary to some claims, those businesses have a much higher survival rate than was earlier supposed.

Furthermore, most of the new jobs created by small businesses are in the service sector, not manufacturing, agriculture, or transportation. Nearly all these new ventures are appropriate additions to the downtown business mix. A downtown location puts them close to customers, public facilities, professionals, and similar firms. Downtown historic buildings provide the type of affordable space that most new businesses require.

² *Federal Heritage Buildings Review Office Code of Practice*, Government of Canada.

Given the importance of downtowns and their small businesses, business and community leaders across the country are realizing that they cannot afford to be passive about their downtown's economic health and vitality.³

Incentives are often a necessary catalyst for historic preservation but consistently a cost-effective one.

The whole process of economic development is one of encouraging the private sector to act in such a way as to generate a community benefit. Construction of an industrial park by a local industrial foundation is such an incentive, usually paid for in large measure with public dollars. Granting tax abatements for new building, tax credits for new jobs, low-interest loans for new businesses are all examples of these incentives. Similarly incentives for historic preservation service the same purpose.

Financial incentives for historic preservation attempt to affect market forces in a way that recognizes community values and makes conservation of the local history and heritage found in the built environment financially feasible.⁴

Debate continues over the use of incentive packages to lure corporations to a given locale. Is it a prudent use of public funds? When in one instance the public incentive amounted to more than \$300,000 per job created, the wisdom of that action can certainly be questioned. Historic preservation incentives are invariably more modest in scope. There are certainly nonfinancial justifications for preservation incentives. But even if economics was the sole criterion (and it should not be), the net public benefit of preservation exceeds the expenditure by the private sector.

Based on our analysis, the economic benefits to the community resulting from the rehabilitation or restoration of historic buildings exceeds the amount of investment by private investors in specific rehabilitation projects.⁵

It is this "benefit greater than cost" situation that justifies economic preservation incentives, particularly in touch economic times.

The most widely available preservation incentive is the federal rehabilitation tax credit for historic buildings. Before the change in the tax law in 1986, this credit was used extensively not only to rehabilitate buildings but also to revitalize entire commercial neighborhoods and downtowns. Recent attempts to restore the tax credits to their earlier effectiveness have been met with resistance from lawmakers who argue that "we can't allow the drain on the Treasury." But as Philadelphia Mayor Rendell sees it, the rehabilitation tax credits clearly pays for itself.

³ *Central Business Districts: The Downtown Element.*

⁴ Susan Robinson and John E. Petersen, *Fiscal Incentives for Historic Preservation.*

⁵ *Property Tax Incentives for Landmarks: An Analysis.*

While a \$1 million rehabilitation expenditure would cost the Treasury \$200,000 in lost tax revenues, it would at the same time generate an estimated \$779,478 in wages. Taxed at 28 percent, the investment would produce \$218,254 in federal tax revenue. Corporate income, capital gains, and real estate taxes would further complement gains in household income tax. Thus . . . these offsetting factors make the historic rehabilitation tax credit a largely self-funding program. Best of all, it would provide cities with much-needed private investment capital for redevelopment and housing.⁶

Preservation incentives make preservation happen. And preservation incentives represent a fiscally responsible investment of scarce public resources.

Over the last 20 years, for each dollar appropriated by the Rhode Island General Assembly for historic preservation, the state has received \$1.69 in new state tax revenue. The overall benefit to our state's economy was \$29 for each state dollar appropriated.⁷

The amount of private capital invested in preservation efforts in Georgia compared to the public investment in technical assistance and financial incentives for historic preservation is impressive – about \$15 private to \$1 public.⁸

Preservation continues to play a major role in downtown revitalization.

Most economic development directors, downtown revitalization managers, chamber of commerce presidents and city managers are smart people. The best of them learn from the successes of others and apply those lessons to their own communities. They also learn from the mistakes of others. Consider the downtown revitalization failures of the past three decades: walled fortresses, pedestrian malls, a roof over downtown (yes, at least one city really did that); the big fix/quick fix solutions; the razing of block after block for parking. Each of those patterns of failure came at the expense of the historic character of the community. Consider the downtown revitalization successes of the past three decades. Almost without exception, historic preservation was a central element in the strategy.

Historic preservation, preservation organizations, and preservationists can play substantial roles in urban central business district revitalization in the 1990s.⁹

⁶ Philadelphia Mayor Edward G. Rendell, *The New Urban Agenda*.

⁷ Edward F. Sanderson, *Preservation Forum*.

⁸ *Report of the Joint Study Committee: Economic Development Through Historic Preservation*.

⁹ Richard D. Wagner, *Preservation Forum*.

Milestones in Preservation History

Excerpts from *A Richer Heritage* by Robert Stipe

"One of the first buildings to be preserved as a shrine to the Revolution was Philadelphia's Old State House, later called Independence Hall. The deteriorated building was purchased in **1813** by the city, which intended to sell it and subdivide the surrounding land into building lots. Community activists opposed to the plan argued that as the 1776 venue of the Second Continental Congress, where Jefferson's Declaration of Independence was signed, and as the site in 1787 of the Constitutional Convention of the United States, the Old State House should be preserved as a public building. Their arguments prevailed. The city of Philadelphia withdrew its development plan and restored the building." (Stipe, 1-2)

"In **1858**, the national Mount Vernon Ladies Association secured a charter to hold and manager George Washington's ancestral home and much of its original plantation setting. Preservationists' earlier petitions to Congress and the Commonwealth of Virginia to buy the home and land had fallen on deaf ears, and developers were pushing to acquire the home and its 200-acre site. But in 1853, Ann Pamela Cunningham rallied women from every state in the Union to solicit contributions to save Mount Vernon. With the organizational skill of a general and the preeminent icon of the Revolutionary period as her standard, Cunningham succeeded in raising the then-staggering sum of \$200,000 to purchase Mount Vernon 'and all its sacred associations.' . . . Cunningham's legacy is seen today in the thousands of historical and preservation societies that rally to preserve their communities' irreplaceable buildings and places." (2)

"In **1858** landscape architects Frederick Law Olmsted and Calvert Vaux won the New York park design competition with their 'Greensward' plan, a plan supported by a report accurately predicting the rapid growth of NYC's population. The report justified the park's large acreage and emphasized the importance of buffering the populace from nearby noisome industries and incompatible uses."(3)

"In **1872** Congress established the world's first national Park, Yellowstone, comprising over 2 million acres of public land in Montana, Wyoming, and Idaho. The purchase of this incomparably beautiful wilderness area heralded the U.S. government's acceptance of responsibility to conserve the nation's natural wonders." (3)

"In **1890** landscape architect Charles Eliot helped organize the Trust of Reservations to protect Massachusetts's disappearing historic sites and scenic natural areas, thereby forging the first specific link between the building and landscape preservation movements."(3-4)

"At the Columbian Exposition of **1893** in Chicago, preservation became associated with the civic improvement efforts that expressed themselves in handsome, centrally located public buildings and orderly city plans as antidotes to the congestion and seemingly disorderly growth of the 19-century cities. The Columbian Exposition, with its classically derived, magnificent buildings contained within a site designed by Olmsted and his colleague, Chicago architects Daniel Hudson Burnham, gave rise to a new vision of urban America that came to be known as the 'City Beautiful.'" (4)

"The City Beautiful movement led to the construction of majestic civic centers in San Francisco and Cleveland and to the building of landscaped roadways linking public monuments, buildings, and parks. The first of these, still in place today, was the Benjamin Franklin Parkway in Philadelphia." (4)

"In **1895** the Trustees of Scenic and Historic Places and Objects was formed in NY state, modeled after the Trustees of Reservations. Later named the American Scenic and Historic Preservation Society, the NY organization was in one sense an early forerunner of today's National Trust for Historic Preservation." (4)

"The Antiquities Act of **1906** was designed to protect another kind of monument – fragile Native American archeological sites on federal lands. The passage of this legislation was a congressional response to the growing need to preserve the artifacts of the continent's earliest inhabitants and provided government support for the protection of these endangered prehistoric monuments." (5)

"In **1910** William Sumner Appleton, a Boston architectural historian and former real estate broker, helped found the Society for the Preservation of New England Antiquities. His stated goal for the six New England states was to save buildings 'which are architecturally beautiful or unique, or have special historical value.' Appleton purchased structures, restored them, and placed covenants on them requiring that their original uses be retained. His regional approach to saving buildings paralleled the preservation of regional landscapes by Massachusetts Trustees of Reservations." (4)

"In **1916**, the National Park Service was established in the U.S. Department of the Interior. Foreseeing the need to administer and protect the growing roster of federally owned lands, the department persuaded Congress to create a separate bureau 'to conserve the scenery and natural and historic objects and the wildlife therein and to provide for the enjoyment of same and in such a manner as will leave them unimpaired for the enjoyment of future generations.'" (5)

"In **1926**, John D. Rockefeller Jr authorized the Reverend W.A.R. Goodwin to commission Boston architect William G. Perry to begin drawings for the restoration of Williamsburg, Virginia's 1699 capital. . . . Goodwin's greatest contribution to Williamsburg was his determination that it be both authentic and an educational experience, goals that Rockefeller ardently shared." (5)

"In **1931**, the city of Charleston adopted the first historic district zoning ordinance in the nation and established a Board of Architectural Review to approve plans for exterior details on any construction in the Old and Historic Charleston District. In the process, the concept was introduced that the character of an area is derived from its entirety, or the sum of its parts, rather than from the character of its individual buildings – an important advance in preservation thinking." (7)

"Charleston's other enduring legacy to preservation was its development of America's first revolving fund. The privately organized Society for the Preservation of Old Dwellings, which had spearheaded efforts to preserve the city's historic architecture, advanced the

dollars for purchasing and renovating the historic structures, and it received its money back when the properties were sold or rented on the open market.” (7)

“In **1933**, the government put jobless architects and photographers to work preparing measured drawings of major historic buildings. The Historic American Buildings Survey (HABS) thus became the country’s first national Audit of historic architecture.” (8)

“The Historic Sites Act of **1935** called upon the secretary of the interior to conduct surveys of historic places throughout the national and to identify properties that might be included in the National Park System. Privately owned, nationally significant properties that were not likely candidates for parks were cited as National Historic Landmarks. This modest list of holdings would, in time, for the basis of the National Register of Historic Places.” (8)

“Chartered by Congress on October 17, **1949**, the National Trust for Historic Preservation was empowered to own important historic properties and to provide leadership and support for preservation, giving the movement national scope and visibility.” (9)

“Federal government housing subsidies strongly supported the migration to the suburbs and with the Housing Act of 1949, began to address central-city problems with new programs of slum clearance and urban redevelopment. . . . By the mid-1960s the full impact of the postwar public construction programs was evident. With federal government assistance, new interstate highways began to crisscross the nation, but they destroyed urban neighborhoods by cutting them up for major street and highway projects.” (9-10)

“The **1950s and early 1960s** were especially volatile years for preservation, largely because of the increasing role of the federal government in local government programs. Using the threat or power of eminent domain, the Urban Redevelopment Program embedded in the federal Housing Act of 1949 was directly responsible for the wholesale clearance of entire inner-city slum neighborhoods in many historic towns and cities across the country. Later federal housing acts shifted the emphasis away from clearance and redevelopment to more sensitive, area-specific, conservation and rehabilitation approaches, but damage to the inner-city historic fabric as the results of these programs was widespread. These early slash-and-burn projects were often carried out hand in hand with major street and highway projects that destroyed neighborhoods by slicing them apart with federal money and the aid of state “quick-take” road condemnation procedures. The extent and nature of destruction from these projects is now well known and documented.” (119-120)

“Eventually, the U.S. Department of Housing and Urban Development subsidized path-breaking demonstration historic preservation and housing rehabilitation studies in Providence, Rhode Island, New Orleans, and Savannah. Integrated approaches to area preservation involving the highly coordinated use of zoning regulations, nonprofit organizations, revolving funds, and urban renewal projects came to the fore, providing early models for many of today’s local conservation programs.” (10)

“A report sponsored by the U.S. Conference of Mayors and mobilized by a special Committee on Historic Preservation formed in 1965. Congresses response to the report was the National Historic Preservation Act of **1966** (NHPA), the most far-reaching

preservation legislation ever enacted in the United States. NHPA expanded the National Register of Historic Places and for the first time included historic properties of local and statewide significance. It also authorized matching funds to states for surveys, preservation planning, preparation of National Register nominations, and the acquisition and preservation of historic sites and buildings. Finally, the statute established a watchdog federal agency, the Advisory Council on Historic Preservation. . . . Procedures were put in place to provide for the review of federal government projects and undertakings by the ACHP.” (11)

“In May **1971**, President Richard M. Nixon issued Executive Order 11593 directing federal agencies to accept preservation responsibility for their properties under their ownership or jurisdiction, whether listed or merely eligible for listing in the National Register.” (12)

“Several federal programs were created in the **1970s** as partnership programs with local governments. The 1973 Urban Homesteading Program was designed to use preservation as a catalyst to revive inner-city neighborhoods. Tax-foreclosed properties could be purchased for as little as one dollar, with the stipulation that they be rehabilitated to code within a specific amount of time. Past taxes and penalties were forgiven by the local government in return for anticipated expanded tax bases. Homesteading programs were initiated for both residential and commercial properties. A second cooperative federal-local program, the Neighborhood Housing Service, was created to spur rehabilitation activities and new construction in older neighborhoods. Both programs coordinated preservation efforts with the goals of planning, community development, and capital projects. (Stipe 190-121)

“In **1973**, the year the nation celebrated its first Historic Preservation Week, a newsletter called *The Old-House Journal* was published in an 1883 Brooklyn brownstone. One of the earliest of what is today a plethora of popular technical journals and magazines designed to address the how-tos of old building technology.” (12)

“The Tax Reform Act of **1976** provided ‘modest incentives for rehabilitating historic properties and eliminating certain tax benefits for demolition.’ The later Economic Recovery Tax Act of 1981 offered far superior benefits – including a 25% credit for the sensitive historic rehabilitation of National Register buildings. These incentives were so strong that preservationists began to think in terms of the ‘business’ of historic preservation.” (12)

“In **1976**, urban visionary and developer James Rouse used virtually all of the redevelopment tools then available to renovate Boston’s Quincy Market and Faneuil Hall as the nation’s first Festival Market Place. Featuring shops, restaurants, and a huge food emporium in the old market building, the project became known as the quintessential inner-city rehabilitation projects.” (13)

“Much of the recent success of preservation at the local level has rested on the spectacular, if narrow, 5-4 decision of the U.S. Supreme Court in **1978** upholding New York City’s landmark preservation law in Penn Central Transportation Company v. New York City Landmarks Commission. (15)

The majority opinion by Justice William Brennan put to rest any lingering doubts about the constitutionality of regulating the designation of individual historic landmarks by local governments. . . . The decision validated and legitimized local government preservation regulatory authority after years of uncertainty about the limits of police power.” (119)

“In that case, the Court upheld the authority of the New York City Landmarks Commission to deny the owner of Grand Central Station the ability to build a 55-story office tower atop the station, holding that whether a taking had occurred must, by its nature, be made on a case-by-case basis. . . . Because the New York landmarks law did not authorize a physical invasion of Grand Central Station, and because the owners were left with a reasonable economic use of their property – they could continue to operate it and lease office space within the station – the denial of a permit to build the office tower atop the station did not result in a taking of the property under the Fifth Amendment, said the Court.” (172).

“The takings phrase, ‘nor shall private property be taken for public use without just compensation’ under the Fifth Amendment of the Constitution, is hotly debated, not just in the courts, which are the final arbiters of its meaning, but in state legislatures, Congress, law reviews, and in the popular media.” (171)

“The 1978 Supreme Court’s decision in Penn Central validated and legitimized local government preservation regulatory authority after years of uncertainty about the limits of the police power. It was a major victory and provided local preservation leaders confidence in the principal local government tools for preservation is use today.” (119)

“In **1980**, the National Trust for Historic Preservation developed the National Main Street program. Following a highly fruitful pilot program in Galesburg, Illinois, Hot Springs, South Dakota, and Madison, Indiana, the NTHP created a formal program to rebuild downtown commercial areas in cities of less than 100,000 residents.” (13)

“In **1980**, amendments to the National Historic Preservation Act provided for the creation of Certified Local Governments (CLGs) program. (14) “The 1980 amendments to the 1966 National Historic Preservation Act had a significant influence on local preservation operations and programming. The aim of these amendments was to decentralize federal historic preservation programs, placing former federal responsibility for programmatic decision making on local governments, including National Register nominations, environmental reviews, and funding decisions. A prime example of this decentralization was the creation of the Certified Local Government program. Local governments were allowed greater involvement in the National Register nomination process after certain standardized criteria demonstrating their capability to live up to program standards were satisfied. However, funding for the national Historic Preservation Fund was slashed at the same time the program was instituted, and the full potential of decentralization has never been reached. Nonetheless, the CLG program can certainly be credited for significantly boosting the effectiveness and credibility of local preservation programs.” (121)

“NHPA established a number of significant new preservation mechanisms at the local level. The expanded National Register of Historic Places not only recognized properties of local and state significance, but made them routinely eligible for the first time to receive federal grants for planning, acquisition, and preservation. For the first time, locally valued

properties came under the scrutiny of the systematic environmental review process created by Section 106.

Moreover, NHPA had a swift and far-reaching impact on the way local governments did business. Federal highway and urban renewal dollars could no longer be obtained without undergoing the Section 106 and Section 4(f) review and comment processes, and the federal courts held them to it. Such court-enforced compliance had a pronounced effect on urban renewal projects. In addition to the NHPA connection between federal dollars and environmental review, a property's National Register status later became the trigger for federal tax incentives and often for state and local regulatory, funding, and planning programs as well." (119)

"In **1986** the federal preservation tax credits that had fueled the reclamation of innumerable historic buildings and neighborhoods across the nation suffered a major setback. A bipartisan Congress passed the 1986 Tax Reform Act reduced the 25% credits to 20% and to 10% for nonresidential buildings constructed before 1936. . . . Despite this setback, as of October 2001, the historic rehabilitation tax credits had generated more than \$23 billion in leveraged private investment." (15)

"The Intermodal Surface Transportation Efficiency Act of **1991** contained clear benefits for preservation, as has its successor, the Transportation Equity Act for the Twenty-First Century (TEA-21)." (123) The list of qualifying Transportation Enhancement activities provided in 23 USC 101(a)(35) of the TEA-21; only those activities listed below are eligible as Transportation Enhancement activities.

1. Provision of facilities for pedestrians and bicycles.
2. Provision of safety and educational activities for pedestrians and bicyclists.
3. Acquisition of scenic easements and scenic or historic sites.
4. Scenic or historic highway programs (including the provision of tourist and welcome center facilities).
5. Landscaping and other scenic beautification.
6. Historic preservation.
7. Rehabilitation and operation of historic transportation buildings, structures, or facilities (including historic railroad facilities and canals).
8. Preservation of abandoned railway corridors (including the conversion and use thereof for pedestrian or bicycle trails).
9. Control and removal of outdoor advertising.
10. Archaeological planning and research.
11. Environmental mitigation to address water pollution due to highway runoff or reduce vehicle-caused wildlife mortality while maintaining habitat connectivity.
12. Establishment of transportation museums.

The National Scenic Highways & Byways Program is part of the US Department of Transportation, Federal Highway Administration. The program is a grass-roots collaborative effort established to help recognize, preserve and enhance selected roads throughout the United States. Since **1992**, the National Scenic Byways Program has funded almost 1,500 projects for state and nationally designated byway routes in 48 states. The U.S. Secretary of Transportation recognizes certain roads as All-American Roads or

National Scenic Byways based on one or more archeological, cultural, historic, natural, recreational and scenic qualities. www.byways.org

"The **1992** NHPA amendments directed federal agencies to establish historic preservation programs, consistent with guidelines issued by the secretary of the interior. Each program is to ensure that:

- 1.) Historic properties under the agency's control are identified, evaluated, and nominated to the National Register,
- 2.) The agency's historic properties are managed and maintained in a way that considers the preservation of their historic values in compliance,
- 3.) The agency has procedures for compliance with Section 106 consistent with the governmentwide ACHP regulations, and
- 4.) The agency appoints a federal historic preservation office (FPO) responsible for coordinating its historic preservation program. (71-72)

"The 1992 amendments gave Indian tribes a substantive role in the national preservation partnership; this was an important confirmation of tribal sovereignty and that a tribal agency better reflects the interests of the tribe in preserving its cultural heritage. Indian tribes are now provided the opportunity to become full partners or to participate at whatever level meets their sovereign needs. The provisions enable tribes to establish tribal historic preservation officers authorized to assume any or all of the functions of state historic preservation officers on Indian lands. To assume these functions, the tribe must apply to NPS, appoint a THPO, and the THPO must develop and submit a plan that describes the functions that the tribe proposes to assume, the means of performing those functions, what functions will be left for the SHPO or the secretary of the interior to continue performing, and the means by which the traditional religious and cultural authorities of the tribe will be consulted on matters pertinent to them." (416)

Federal officials are required to consult with Indian tribes whenever an undertaking over which it has jurisdiction may affect places of "religious or cultural significance" to the tribe, on reservation lands or aboriginal lands. Finally, the 1992 amendments authorize tribes to prepare tribal regulations to govern the federal review procedures required in Section 106. If the Advisory Council approves them, the tribal regulations can substitute for the federal regulations that govern the 106 process. So far on the Narragansett Tribe of Rhode Island has had its regulations approved." (417) Nationally, 68 THPO offices share less than \$3.5M.

In **1999** the Save America's Treasures program was established to provide construction "brick and mortar" funding for nationally significant properties. SAT monies were also available through congressional earmark. Granting program proposed by President Clinton in the 1998 State of the Union speech, SAT is a public-private partnership between NPS and NTHP.

In **2003** President Bush signed Executive Order 13287 initiating the Preserve America program. It encourages and supports community efforts to preserve and enjoy our priceless cultural and natural heritage. Its goals include a greater shared knowledge about the nation's past, strengthened regional identities and local pride, increased local participation in preserving

the country's cultural and natural heritage assets, and support for the economic vitality of our communities. First Lady Laura Bush is the Honorary Chair of Preserve America. Nationally, over 500 communities have been designated Preserve America Communities and are eligible to apply for Preserve America funding. Montana's PA Communities are: Anaconda, Billings, Butte-Silver Bow, Fort Benton, Great Falls, Lewistown, Missoula, Red Lodge, Stevensville, Terry, and Virginia City.

Excerpts from:

Stipe, Robert E., ed. *A Richer Heritage: Historic Preservation in the 21st Century*, University of North Carolina Press, 2003.

Duerksen, Christopher J. ed. *A Handbook on Historic Preservation Law*, Washington DC: Conservation Foundation and National Center for Preservation Law, 1983. (out of print)

www.byways.org

www.preserveamerica.gov

www.saveame ricastreasures.org

Fun and Eligible CLG Projects

Preservation Awards Ceremony
Montana Mainstreet Series
Historic Windows Workshop
Sears House Documentation
Historic Interiors Survey
Concrete Critters Survey
Roadside Sculpture Survey
Yard Art Survey
Hands-On Restoration Projects
Granitoid Rehab and Reconstruction
Local Materials History & Survey
Archeological Survey
Ox Cart Trails Survey and Nomination
Walking Tour Brochures
Preservation Tours
Historic Barns Tour
Round Barns Survey
Railroad Roundhouse Survey
Wrought Iron Cross Cemetery Survey
Interpretative Signage
Ghost Sign Survey
Historic Architects Research and Survey
Airfield Nomination (Norden Bombsite Vault)
Preservation Month Events
Church Survey
Lustrons Survey
Sheep Wagons Survey
Saloon Survey
Neon Sign Survey

Courthouse Restoration
Preservation Days
NHL & Design Review
County Barn Survey
Disaster Clean-up and Restoration
Hosted Montana Preservation Workshop
Walking Tour Brochure
Preservation Month Workshop
Helping Local Government Find New Owner
Increase Awareness
Cultural Resource Tours
Hosting Regional Conference
Trolley Restoration
Rehabilitation & Awareness
DVD on Historic Stone Masons
Participate in Regional Sustainability Fair
Night Sky Preservation
HGTV Restore America Grant
Commercial District Nomination
Street Restoration
Building Restoration
Historic Preservation Roundtable
Catalyst for Downtown Revitalization
Preservation Commission Websites
SHPO Website
National Register Sign Program
CLG Manual
Preservation Posters
Montana Preservation Workshop
Biennial Preservation Awards

Compiled by Rolene R. Schliesman, MT DSHPO.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are a proven method of retaining the historic features and character of significant historic buildings. The Standards and Guidelines for Rehabilitating Historic Buildings is available online from the National Park Service at: www.cr.nps.gov/hps/tps/tax/rhb/stand.htm.

The following ten Standards are recommended for everyone who cares for their historic buildings:

SOI Standards for Rehabilitation

- 1.) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2.) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3.) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural features or architectural elements from other buildings, shall not be undertaken.
- 4.) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5.) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6.) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7.) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8.) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

- 9.) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10.) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Property owners are required to follow the SOI Standards and Guidelines under the following programs:

- ✓ Some local and state programs
- ✓ SHPO Historic Preservation Fund Grants
- ✓ Preservation Covenant Properties
- ✓ Federal Historic Rehabilitation Tax Credit
- ✓ Federally funded, licensed, or permitted projects
(Review and Compliance, §106 National Historic Preservation Act of 1966).



- 1: Assessing, Cleaning and Water-Repellant Treatments for Historic Buildings
by Robert C. Mack, FAIA, and Anne Grimmer, 2000.
- 2.: Repointing Mortar Joints in Historic Masonry Buildings
by Robert C. Mack, FAIA, and John P. Speweik, 1998.
- 3: Conserving Energy in Historic Buildings
by Baird M. Smith, AIA, 1978.
- 4: Roofing for Historic Buildings
by Sarah M. Sweetser, 1978.
- 5: The Preservation of Historic Adobe Buildings
by various authors, 1978.
- 6: Dangers of Abrasive Cleaning to Historic Buildings
by Anne E. Gimmer, 1979.
- 7: The Preservation of Historic Glazed Architectural Terra-Cotta
by de Teel Patterson Tiller, 1979.
- 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute
Materials for Resurfacing Historic Wood Frame Buildings
by John H. Myers, revised by Gary L. Hume, 1984.
- 9: The Repair of Historic Wood Windows
by John H. Myers, 1981.
- 10: Exterior Paint Problems on Historic Woodwork
by Kay D. Weeks and David W. Look, AIA, 1982.
- 11: Rehabilitating Historic Storefronts
by H. Ward Jandl, 1982.
- 12: The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrarra Glass)
by various authors, 1984.
- 13: The Repair and Thermal Upgrading of Historic Steel Windows
by Sharon C. Park, AIA, 1984.
- 14: New Exterior Additions to Historic Buildings: Preservation Concerns
by Kay D. Weeks, 1986.
- 15: Preservation of Historic Concrete: Problems and General Approaches
by William B. Coney, AIA, 1987.



- 16: The Use of Substitute Materials on Historic Building Exteriors
by Sharon C. Park, AIA, 1988.
- 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
by Lee H. Nelson, FAIA, 1988.
- 18: Rehabilitating Interior in Historic Buildings: Identifying Character-Defining Elements
by H. Ward Jandl, 1988.
- 19: The Repair and Replacement of Historic Wooden Shingle Roofs
by Sharon C. Park, AIA, 1989.
- 20: The Preservation of Historic Barns
by Michael J. Auer, 1989.
- 21: Repairing Historic Flat Plaster: Walls and Ceilings
by Mary Lee MacDonald, 1989.
- 22: The Preservation and Repair of Historic Stucco
by Anne Gimmer, 1990.
- 23: Preserving Historic Ornamental Plaster
by David Flaharty, 1990.
- 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
by Sharon C. Park, AIA, 1991.
- 25: The Preservation of Historic Signs
by Michael J. Auer, 1991.
- 26: The Preservation and Repair of Historic Log Buildings
by Bruce D. Bomberger, 1991.
- 27: The Maintenance and Repair of Architectural Cast Iron
by John G. Waite, AIA, Historical Overview by Margot Gayle, 1991.
- 28: Painting Historic Interiors
by Sara B. Chase, 1992.
- 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
by Jeffrey S. Levine, 1992.
- 30: The Preservation and Repair of Historic Clay Tile Roofs
by Anne E. Grimmer and Paul K. Williams, 1992.



- 31: Mothballing Historic Buildings
by Sharon C. Park, AIA, 1993.
- 32: Making Historic Properties Accessible
by Thomas C. Jester and Sharon C. Park, AIA, 1993.
- 33: The Preservation and Repair of Historic Stained and Leaded Glass
by Neal A. Vogel and Rolf Achilles, 1993.
- 34: Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
by Jonathan Thornton and William Adair, FAAR, 1994.
- 35: Understanding Old Buildings: The Process of Architectural Investigation
by Travis C. McDonald, Jr., 1994.
- 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
by Charles A. Birnbaum, ASLA, 1994.
- 37: Appropriate Method of Reducing Lead-Paint Hazards in Historic Housing
by Sharon C. Park, AIA, and Douglas C. Hicks, 1995.
- 38: Removing Graffiti from Historic Masonry
by Martin E. Weaver, 1995.
- 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
by Sharon C. Park, AIA, 1996.
- 40: Preserving Historic Ceramic Tile Floors
by Anne E. Grimmer and Kimberly A. Konrad, 1996.
- 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
by David W. Look, AIA, Terry Wong, PE, and Sylvia Rose Augustus, 1997.
- 42: The Maintenance, Repair and Replacement of Historic Cast Stone
by Richard Pieper, 2001.
- 43: The Preparation and Use of Historic Structure Reports
by Deborah Slaton, 2004.
- 44: The Use of Awnings on Historic Buildings: Repair, Replacement & New Design
by Chad Randl, 2004.

Where To For More Info

Wyoming CLG Coordinator, Audrey York !

<http://wyoshpo.state.wy.us>

National Park Service

www.cr.nps.gov

CLG

National Register

Federal tax credits

SOI Standards

Preservation Briefs

Professional Qualifications

Preservation laws

National Trust for Historic Preservation

www.NationalTrust.org

Alliance for Historic Wyoming

www.historicwyoming.org

Advisory Council on Historic Preservation

www.achp.gov

National Alliance of Preservation Commissions

www.uga.edu/sed/psa/programs/napc/napc.htm

HABS/HAER

http://memory.loc.gov/ammem/collections/habs_haer

WY Sanborn Fire Insurance Maps (digital maps online)

<http://gowyld.net/dbases.html>



Wyoming Cultural Trust

<http://wyospcr.state.wy.us/wcftmainpage.htm>

Historical Research Guide

www.mhs.mt.gov/shpo/register/MontanaResearchGuide.doc

www.mhs.mt.gov/shpo/register/MontanaResearchGuide.pdf

Where To For Funding Ideas

National Preservation Funding Ideas

- National Park Service
 - Historic Preservation Fund (THPOs, SHPOs)
 - Save America's Treasures
 - Preserve America
- Federal Highway Administration
 - Transportation Enhancement (TEA-21)
- National Trust for Historic Preservation
- USDA Forest Service
 - Rural Community Assistance Grants (pending)

State Preservation Funding Ideas

- WY SHPO
 - Grants, project grants
- Wyoming Main Street
 - Revolving fund loans
- Wyoming Parks and Cultural Resources
 - Wyoming Cultural Trust
- Department of Commerce
 - Community Development Block Grants
 - Wyoming Business Council
- Department of Transportation
 - Transportation Enhancement Activities - Local (TEAL)
 - Adopt-A-Bridge
- Wyoming Community Foundation

Local Preservation Funding Ideas

- Cities/Counties
 - Local Government
 - Community Development Block Grants
- Private Nonprofits and Trusts
- Fundraisers

Preservation Bookshelf

- Beaumont, Constance E. *Smart States, Better Communities*. Washington, DC: National Trust for Historic Preservation, 1996.
- Duerksen, Christopher J. ed. *A Handbook on Historic Preservation Law*, Washington DC: Conservation Foundation and National Center for Preservation Law, 1983. (out of print)
- Duerksen, Christopher J. and Richard J. Roddewig. *Takings Law in Plain English*. 3rd ed. Chicago: Clarion Associates, Inc., 1998.
- Gelernter, Mark. *A History of American Architecture: Buildings in Their Cultural and Technological Context*. Hanover, NH: University Press of New England, 1999.
- Jester, Thomas C. ed. *Twentieth-Century Building Materials: History and Conservation*. National Park Service. NY: McGraw-Hill, Inc., 1995. (out of print)
- Harris, Cyril M., ed. *Dictionary of Architecture and Construction*. 3rd ed. NY: McGraw-Hill, 2000.
- _____. *Illustrated Dictionary of Historic Architecture*. NY: Dover Publications, Inc., 1983.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. NY: Alfred A. Knopf, 1989.
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- US Department of the Interior, National Park Service, *How to Apply the National Register Criteria for Evaluation*, (Bulletin 15), Washington, DC: Government Printing Office, 1991.
- US Department of the Interior, National Park Service, *How to Complete a National Register Registration Form*, (Bulletin 16), Washington, DC: Government Printing Office, 1997.
- US Department of the Interior, National Park Service, *Standards and Illustrated Guidelines for Rehabilitating Historic Buildings*, Washington, DC: Government Printing Office, 1997
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- White, Bradford J. and Paul W. Edmondson. *Procedural Due Process in Plain English: A Guide for Preservation Commissions*. 2nd ed. Washington, DC: National Trust for Historic Preservation, 1994.
- Wiseman, Carter. *Twentieth-Century American Architecture: The Buildings and Their Makers*, New York: W.W. Norton, 2000.

Identifying Montana's Architectural Styles: Pit Houses to Ranch Houses

By Rolene R. Schliesman, MT DSHPO and CLG Coordinator

Native American Dwellings

- Pit House, 3365 – 1630 BC
- Tipi, 1050 BC – Present
- Earth Lodge, 1400 – 1500 AD

Greek Revival

- 1860 – 1880
- Symmetrical façade
- Low pitch gable or hipped roofs
- Usually gable front resembling a pediment
- Heavier Doric order or square columns
- Front door more detailed, more restrained elsewhere
- Shallow-pointed window lintels

Gable Front / Side Gable

- 1870 – 1920s
- Gable faces front or side
- Gable wings or bays are common
- 1.5 to 2 story
- Elongated 2:2 double-hung windows
- Front porch addition
- Modest size

False Front / Boom Town

- 1880s – 1910
- Commercial style
- Resembles Gable Front dwellings
- Large display windows
- Prism glass transoms are common
- Gives appearance of larger store
- False fronts visually fill main street

Western Commercial

- 1880 – 1940s
- Typically three stories or less
- Brick
- Flat or slightly sloped roof
- Plain, restrained ornamentation, metal cornices, simple brick corbeling
- Often first permanent commercial building to replace wood boom town structures

One-Story Square

- 1880s – 1920
- Mostly square in plan
- Modest size
- Hipped or pyramidal roof
- Front porch with hipped or shed roof
- 2:2 double-hung sash windows

American Four-Square

- 1890 – 1920s
- Two story, square in plan
- Four main floor rooms with four above
- Hipped, pyramidal, or truncated hip roof
- Hipped or gabled dormers
- Wide overhanging eaves
- One-story front porch w/ sturdy columns

Classical Revival / Beaux Arts

- 1870 – Present
- Symmetrical façade
- Central front entrance
- Two-story columns on front porch
- Quoins, dentils, modillions, pediments, friezes, Palladian windows, door surrounds, pilasters, domes
- Beaux Arts – more elaborate details

Colonial Revival

- 1880 – 1955
- Symmetrical façade
- Central front entrance with door surround or small pedimented porch
- Multi-light sash windows
- Gable roof with gable dormers
- Dutch colonial has gambrel roofs

Gothic Revival / Collegiate Gothic

- 1860 – Present
- Common style for churches
- Pointed arch windows, tracery
- Vertical emphasis
- Steeply pitched gable roofs/dormers
- Vergeboard, “gingerbread”

Identifying Montana's Architectural Styles: Pit Houses to Ranch Houses

By Rolene R. Schliesman, MT DSHPO and CLG Coordinator

Romanesque

- 1860 – 1940s
- Richardsonian Romanesque (1880-1900)
- Rounded arch windows and opening
- Heavy, massive appearance
- Stone or brick with stone trim
- Hipped roofs, parapeted gables and dormers, deeply recessed windows

Italianate

- 1860 – 1890s
- Hood moldings over elongated windows
- Two-story
- Low-pitched hipped roof
- Paired brackets under wide eaves
- Ornate cornices, entrances and one-story porches, bay windows

Second Empire

- 1880 – 1890s
- Mansard roof with ornate dormers
- Two story
- Often a tower over entrance
- Decorative brackets
- Hood molding over windows

Queen Anne

- 1880 – 1910
- Irregular shaped roof, variety of dormers
- Variety of siding materials
- Variety of window sizes and shapes
- Decorative wrap-around porch
- Turrets, towers, bay windows
- Ornamental chimneys

Stick

- 1880 – 1910s
- Decorative horizontal and diagonal wood “stickwork” over clapboard siding
- Decorative “stickworks” is meant to express the structure beneath
- Resembles Gothic Revival or Queen Anne massing and some details

Shingle

- 1880 – 1900s
- Walls and roof covered in wood shingles, no cornerboards
- Asymmetrical facades
- Variety of dormers
- Gable-end eaves are shallow
- One-story porch

Mission Revival

- 1890 – 1940
- Low-pitched red tile roofs
- Stucco walls, adobe appearance
- Curved and/or stepped parapets typically over central front entrance
- Some have wide overhanging eaves

Tudor Revival

- 1890s – 1950
- Steep-pitched gable roofs, dominate front gable, some with false thatching
- “Stickwork” over white stucco
- Shallow pointed arch openings, often with multi-lite casement windows
- Massive chimneys with chimney pots

Prairie School

- 1900 – 1930
- Horizontal emphasis
- Low-pitched hipped roof with wide overhanging eaves
- Windows grouped to form a ribbon
- Often used narrow brick and deeply raked mortar in horizontal joints

Craftsman

- 1905 – 1930s
- Triangular brackets under wide eaves
- Rafter ends exposed
- 3:1 double-hung sash windows
- Porches incorporated into main roof
- Low-pitched gable roof
- Stucco, brick, or narrow wood siding

Identifying Montana's Architectural Styles: Pit Houses to Ranch Houses

By Rolene R. Schliesman, MT DSHPO and CLG Coordinator

Art Deco / Art Moderne

- 1925 – 1940
- Smooth walls, usually stucco
- Flat roof, often w/ coping at roof line
- Linear, geometric trim & other motifs
- Interiors often use rare woods, marble, stone, chrome, nickel, polished brass
- Art Moderne – more horizontal than Art Deco, curved walls and trim, often a nautical theme, some circular windows

International

- 1925 – Present
- Flat roof
- Series of white boxes
- Smooth, unornamented stucco walls
- No trim or decoration around openings
- Metal casement windows
- Windows often placed at wall corners

Plain Residential

- 1940 – 1950
- Answer to post-WWII housing shortage
- Modest size
- No eaves
- Little or no trim details, lapped siding
- Simple entrances, porches are rare
- On larger homes of this style, it was the first to include attached garages

Ranch

- 1950s – Present
- Emphasis on horizontal
- One-story
- Low-pitched gable or hipped roof
- Wide, overhanging eaves
- Brick or wide composite siding common
- Attached garages elongate shape

Montana Preservation Workshop Sessions and Speakers (2003-2007)

2003 Montana History Conference & CLG Meeting, Helena

National Register Sign Program
Ellen Baumler and Martha Kohl, MHS
How Can My Community Benefit from Design Review?
Philip Maechling, Missoula HPO
Design Guidelines
Gregory Legge, Livingston HPO
Certificate of Appropriateness and Procedures
Jim Jarvis, Virginia City HPO
Local Registers of Historic Places
John Walsh, Yellowstone HPO
Design Review & Demolition Ordinances
Mark Reavis, Butte-Silver Bow HPO
Persuading the Public and Local Government-Round Table Discussion
Paul Putz, Helena-L&C HPO

2003 1st Annual Montana Preservation Workshop: Preserving Place & Culture, Polson

Organizational Development: Building Vision & Shifting from Reactive to Proactive
Ann Clancy, Clancy Consultants, Inc, Billings
Developing a Holistic Approach to Preservation
Louis Adams, Salish Elder, Arlee
Marcia Pablo, Confederated Salish-Kootenai Tribe THPO, Pablo
Conservation Easements: A Centerpiece of Preservation
Kristopher King, Historic Charleston Foundation
Understanding and Documenting Landscapes
Anne Henderson-Hoover, Ball State University, Dept of Landscape, Muncie, IN
Building Blocks for Preservation Groups
TBA
Preserving and Interpreting Landscapes
Dr. Arnold Alanen, University of Wisconsin, Department of Landscape
Federal Tax Credit for Historic Preservation
Colleen Gallagher, IRS, Minneapolis, MN
Sacred Sites and Place Names
Curley Bear Wagner, Blackfeet Tribe, Browning
Building Capacity Through Revolving Loan Fund Programs
Frank White, Georgia Trust, Revolving Fund Director
Indigenous Communities Mapping Initiative
Joe Bryan, Indigenous Communities Mapping Initiative, Berkley, CA
Sharing Montana's Heritage
Vicky Munson, Munson Consulting, Polson
Heritage Areas & Corridors: Preserving Place and Culture
Christine Whitacre, National Historic Landmark, NPS, Denver, CO
Preserving Place and Culture in the 21st Century West-Roundtable Discussion
Kate Hampton and Chere Jiusto, moderators

2004 2nd Annual Montana Preservation Workshop, Virginia City

Partnering Opportunities with the National Trust
Sarah Hansen, Program Officer, NTHP Mountains Plains Office, Denver

Partnering Opportunities with the National Park Service
Greg Kendrick, Acting Program Manager with the National Park Service,
Heritage Partnerships Program, Denver
Montana Heritage Commission Preservation Projects in Virginia City
Jeff Tiberi, Executive Director, Montana Heritage Commission
Partnering Opportunities through the National Heritage Area Program
Carroll Van West, Executive Dir, Tennessee Civil War National Heritage Area
Potential of National Heritage Areas in Montana-Open Forum
Carroll Van West
Preservation Challenges and Opportunities in Montana
Chere Jiusto, Executive Director, Montana Preservation Alliance
A Review of Tourism Infrastructure Investment Program (TIIP) Grant Projects”
Victor Bjornberg, Director of Tourism Development, Travel Montana, Department
of Commerce
Partnering Opportunities within the MSU-Architecture Program
Maire O’Neill, Professor of Architecture, Montana State University, Community
Design Program, Bozeman
Partnering Opportunities with Private Architectural Firms
Ken Sievert, Preservation Architect, Davidson/Kuhr Architects, Great Falls
Virginia City Community Center Rehabilitation Project
Jim Jarvis, Historic Preservation Officer, Town of Virginia City

2005 3rd Annual Montana Preservation Workshop, Billings

Obtaining Brown Highway Signs for Your Historic Districts
Jon Axline, Historian, Montana Department of Transportation, Helena
Montana Main Street
Sarah Hansen, National Trust for Historic Preservation, Denver
Upper Floor Development
Randy Hafer, Architect, HighPlains Architects, Billings
Incorporating Preservation in Tax Increment Finance Districts
Al Jones, Regional Development Officer, Department of Commerce, Billings
Night Sky Preservation
Eleanor Williams Clark, Chief, Division of Planning, Compliance and Landscape
Architecture, Yellowstone National Park, Mammoth, Wyoming
Strategizing Historic Building Code Adoption at the State and Local Level
Dennis Deppmeier, A&E Architects, Billings, and James McDonald, A&E
Architects, Missoula
Secretary of the Interior’s Standards for Rehabilitation
Pete Brown, Historic Architecture Specialist, MT SHPO, Helena
Archaeological Protection in Subdivision Development
Damon Murdo, Cultural Database Manager, MT SHPO, Helena

2006 4th Annual Montana Preservation Workshop, Deer Lodge

Tour of Deer Lodge
Steve Owens, Deer Lodge Historic Preservation Commission
Tour of Warm Springs Mound and Campus
Todd Thun, Human Resource Director, Montana State Hospital
Get Involved: Become Part of Montana’s Preservation Advocacy Network
Christine Staberg, Capstone Group, Denver, and Chere Jiusto, Montana
Preservation Alliance, Helena
Reflections on the 40th Anniversary of National Historic Preservation Act

James McDonald, President, Montana Preservation Alliance, Missoula
 Mark Baumler, Montana State Historic Preservation Officer, Helena
 Barbara Pahl, Director, National Trust Mountain Plains Regional Office, Denver
 Christine Whitacre, National Park Service, Missoula

4-minute Montana Preservation video

Rural Heritage Development
 Cindy Kittridge, Montana State University-Great Falls
 Melisa Kaiser Synness, Grant Manager MT SHPO, Helena

Historic Window Repair v. Replacement
 Pete Brown, Historic Architecture Specialist, MT SHPO, Helena

Video: Dollars and Sense of Preserving Community Character, Ed McMahon, The Conservation Fund

Organizing a Survey Database
 Carroll Blend, volunteer, Great Falls-Cascade County Historic Preservation Commission, Bigfork

Heritage Tourism
 Dyani Bingham, Coordinator, Montana Tribal Tourism Alliance, Billings
 Victor Bjornberg, Tourism Development Coordinator, Dept of Commerce, Helena
 Cyndy Andrus, Executive Director, Visitors & Convention Bureau, Bozeman

Montana's Most Endangered List 2006

Twilight Tour of Old Prison Museum
 Lyle Gillette, Old Prison Museum, Deer Lodge

Local and State Preservation Project Funding
 Steve Owens, Deer Lodge, Rialto Theater, Deer Lodge
 Janet Cornish, Community Development Services of Montana, Butte
 Terry Dimock, Dept of Commerce, Helena

Tribal Consultation
 John Murray, Blackfeet THPO, Browning
 Francis Auld, Confederated Salish Kootenai Tribes Historic Pres Office, Pablo

Community Initiated Development
 Duane Ferdinand, Lewistown Historic Preservation Officer, Lewistown
 Sarah Hansen, Director, National Trust Mountain Plains Regional Office, Denver

Researching a Historic Property
 Kate Hampton, State Historic Preservation Office, Helena

National Preservation Project Funding
 Megan Brown, National Park Service, Washington, DC
 Sarah Hansen, National Trust Mountain Plains Regional Office, Denver

Handicapped Accessibility for Historic Buildings
 Paul Filicetti, AIA, A&E Architects, Missoula

National Main Street and Montana Main Street
 Mel Walters, Montana Main Street Coordinator, Commerce, Stevensville

Governor's Historical and Cultural Advisory Council-Plenary
 Senator Lynda Moss, Montana Legislator, Billings

2007 5th Annual Montana Preservation Workshop (Montana History Conference), Helena

Montana Main Street Session: Building Improvements for Almost No Money
 Joe Lawniczek, Wisconsin Main Street Architecture Specialist, Madison

Cultural Review and Subdivision Development
 Damon Murdo, Cultural Database Manager and Archeologist, SHPO, Helena
 Allyson Bristol, Bozeman Historic Preservation Officer, Associate City Planner, Bozeman

Jennifer Boyer, Northern Rockies Program Manager, Sonoran Institute, Bozeman
 Education for Everyone: Montana's Heritage Resources as Educational Tools
 Bill Peterson, Ph.D. Curator of Interpretation, Montana Heritage Commission
 Using Butte History as a Vehicle for Cultural Tourism
 Exploring Butte's newly revealed historic underground city and beyond: Why tourists love it
 Denys Dutton, Old Butte Historical Adventures
 Elements: Architectural vignettes that tell Butte's history
 Julie Crowley, Old Butte Historical Adventures and Butte Historical Society
 Junior Historian Program in Butte: First Year Update
 Dick Gibson, Butte Citizens for Preservation & Revitalization
 Butte's stained glass and their role in cultural tourism
 Irene Scheidecker, Butte Citizens for Preservation & Revitalization
 Dick Gibson, Butte Citizens for Preservation & Revitalization
 Progress Report on using Google Earth and WikiMedia to access Butte-Anaconda National Historic Landmark District
 Max Detjens, Butte Citizens for Preservation & Revitalization
 Dick Gibson, Butte Citizens for Preservation & Revitalization
 Combining LEED Certification with Historic Rehabilitation Tax Credits
 Pete Brown, Historic Architecture Specialist, SHPO, Helena
 Kelly Karmel, LEED Consultant, Design Balance, Missoula
 Steve Loken, Loken Builders, Missoula
 James McDonald, AIA, A&E Architects, Missoula
 Heather McMilan, title, HomeWORD, Missoula
 A Retrospective: 30 Years of Preservation in Montana
 James McDonald, AIA, A&E Architects, and Montana Preservation Alliance President
 Preserving the Recent Past of Montana: The Architecture We Love to Hate
 Lesley Gilmore, AIA, CTA Architects, Bozeman
 Dark Spaces: Montana's Historic Penitentiary at Deer Lodge
 Ellen Baumler, Historian, Montana Historical Society, Helena
 Jerry Cooper, Photographer, Montana Historical Society, Helena
 Nuclear Montana: A History of Montana's Intercontinental Ballistic Missiles
 Molly Holz, Montana Historical Society Publications Director
 Among the Island Ranges
 Jacob Cowgill, (2007 graduate) Environmental Studies, University of Montana
 Hard Work and Small Fortunes: Historical Archaeology of the Cedar Creek Chinese
 Christopher Merritt, (PhD student) Department of Anthropology, University of
 1964 Montana Centennial Train
 Betty Babcock, former Montana First Lady
 Grave Expedition: Cemetery Tour
 Ellen Baumler, Historian, Montana Historical Society, Helena
 Trident and Holcim Trident Cement Plant Tour
 Patrick Finnegan

Additional CLG Training Opportunities

2004 Heritage Development Institute, Butte
 2004 Montana History Conf & CLG Meeting, Whitefish
 2005 Battles Won and Lost: Historic Preservation Stories and Issues, Missoula
 2005 Montana History Conference & CLG Meeting, Helena
 2006 Montana History Conference & CLG Meeting, Billings

❖ Looking Ahead

Continued Preservation Efforts

- ❖ More Preservation Funding
- ❖ More CLG Funding
- ❖ More Preservation Education
- ❖ More Tax Credit Projects
- ❖ More Encompassing Design Review
- ❖ More Landscape Preservation
- ❖ More Main Streets
- ❖ Improved Solutions

Preservation Issues on the Horizon

- ❖ Energy Development Pressure
- ❖ School Preservation
- ❖ Community Initiated Development
- ❖ State and Local Preservation Legislation
- ❖ State-Owned Buildings
- ❖ Historic Homeowners Tax Credit
- ❖ Fragile Buildings
- ❖ Teardowns & “McMansions”
- ❖ LEED Certification
- ❖ Rural Preservation
- ❖ Heritage and Cultural Tourism
- ❖ Recent Past

Compiled by Rolene R. Schliesman, MT DSHPO, 2007.

